



NEW YORK STATE DEPARTMENT OF TAXATION & FINANCE
OFFICE OF REAL PROPERTY TAX SERVICES

APPLICATION FOR REAL PROPERTY TAX
EXEMPTION FOR RESIDENTIAL-COMMERCIAL URBAN EXEMPTION PROGRAM
(Real Property Tax Law, Section 485-a)

SEP 21 2017

(Instructions for completing this form are contained in Form RP-485-a-Ins)

DEPT. OF ASSESSMENT
AND TAXATION

1. Name and telephone no. of owner(s)
Lazarus Properties, LLC

Day No. (716) 465-5158
Evening No. (716) 465-5158
E-mail address (optional) steve@barrelfactory.com
2. Mailing address of owner(s)
65 Vandalia Street
Buffalo, NY 14204
3. Location of property (see instructions)
65 Vandalia Street Buffalo City Schools
Street address School district
Buffalo, New York 14204
City/Town Village (if any)
- Property identification (see tax bill or assessment roll)
Tax map number or section/block/lot 140200 122.48-4-17
4. General description of property for which exemption is sought (if necessary, attach plans or specifications): 65 Vandalia St., locally referred to as the Barrel Factory is being redeveloped from and essentially vacant structure into a vibrant multi-use project. It will include several agri-manufacturing commercial tenants (malter distillery.
5. Use of Property: distillery, brewery, cider and winery, 7 market rate apartments
6. Describe alteration, installation or improvement made to convert the non-residential property to mixed-use: roof reconstruction, interior demising walls, new electrical and plumbing, elevator
7. Cost of alteration, installation or improvement: \$2,900,000
8. Date construction of alteration, installation or improvement was commenced: January 2016
9. Date completed (attach certificate of occupancy or other documentation of completion): ongoing

10. Other exemptions.

- a. Is the property receiving or has it ever received any other exemption from real property taxation?
☐ Yes ☒ No

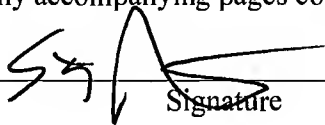
- b. If yes, what exemption was received? _____ When? _____

Were payments in lieu of taxes made during the term of that exemption? _____

If so, attach a schedule showing the amounts and dates of such payments, and the purposes for which such payments were made (i.e., school district, general municipal, etc.). Also attach any related documentation, such as a copy of the agreement under which such payments were made.

CERTIFICATION

I, Stephen Bystran _____, hereby certify that the information on this application and any accompanying pages constitutes a true statement of facts.



 Signature

September 13, 2017

 Date

FOR ASSESSOR'S USE

1. Date application filed: 9/21/17 2. Applicable taxable status date: 12/1/18
 3. Action on application: ☒ Approved ☐ Disapproved
 4. Assessed valuation of parcel in first year of exemption: \$ 1,312,500.
 5. Increase in total assessed valuation in first year of exemption: \$ 1,194,400.
 6. Amount of exemption in first year:

	Percent	Amount
County	_____	\$ _____
City/Town	<u>100%</u>	\$ <u>1,194,400.</u>
Village	_____	\$ _____
School District	<u>100%</u>	\$ <u>1,194,400.</u>



Assessor's signature

11/16/18

 Date



BYRON W. BROWN
Mayor

CITY OF BUFFALO
DEPARTMENT OF ECONOMIC DEVELOPMENT,
PERMIT & INSPECTION SERVICES

DIRECTORS OFFICE



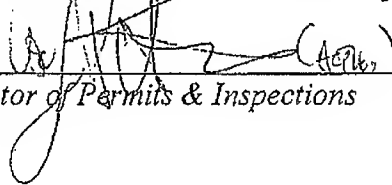
JAMES COMERFORD, Jr.
Deputy Commissioner

PATRICK SOLE, Jr.
Director

Conditional
Certificate of Compliance

Number: **C-28150**

In accordance with the appropriate laws of the State of New York and or the ordinances of the City of Buffalo, the structures at **65 VANDALIA** Buffalo, New York, having been inspected and found to conform substantially to applicable laws, ordinances, rules or regulations, the portion identified on this certificate is hereby certified for occupancy. This compliance certificate is subject to the limitations specified herein and is valid until revoked unless automatically voided by this certificate being altered in any manner if there is any violation of a law or ordinance found to exist subsequent to the issuance of the certificate, i.e. continued compliance with applicable codes and ordinances is required.


Director of Permits & Inspections

Date Issued: **05/05/2017**

Building Classification: **Type 3B ordinary unprotected**

Occupancy: **A2, F1, H3, B, M**

Building Permit(s) Number: **216757, 230447**
12/23/15

Date Issued: **4/20/15,**

Building Inspector: **Timothy M. Curtin**

Date of Inspection: **4/18/2017**

Receipt Number: **9424708**

Portion of Building being inspected and certified: **1st Floor-Distillery, Tasting Room, Boat Rental, Storage Rooms, Bathrooms, 2nd Floor-Banquet Room, Offices, Bathrooms.**

***CONDITIONS* 1) Legally combine plots comprising the parking lot (2) Plant Boxwood as screen for neighboring house on north edge (3) Complete floor and railings for smokers' patio off event center (4) Awning roof over loading docks (5) Complete appliance plan and install for catering litchen. These items to be completed by 11/05/2017.**



CITY OF BUFFALO

DEPARTMENT OF ASSESSMENT & TAXATION



BYRON W. BROWN
MAYOR

MARTIN F. KENNEDY
COMMISSIONER

March 1, 2019

Lazarus Properties LLC
65 Vandalia St.
Buffalo, NY 14204

Re: 485-a Real Property Tax Exemption
Re: 65 Vandalia
SBL # 122.48-4-17 Bill # 00436300
Assessed Value: \$1,312,500.
Increase in assessment: \$1,194,400.

Dear Stephen Bystran,

Your application for an RPTL 485-a real property tax exemption has been approved for the above referenced property.

This exemption is for a period of twelve years, and will commence with the City of Buffalo 2019-2020 fiscal year tax and assessment roll. The exemption is calculated on the increase in assessment noted above.

Years	Percentage
1 – 8	100%
9	80%
10	60%
11	40%
12	20%

The remainder of the assessment will remain taxable during this period.

If you have any questions, please do not hesitate to call me at 716-851-5748.

Sincerely,

Judith A. McCabe

Judith A. McCabe

Assessor